DRAFT

Type II Environmental Impact Assessment

New Soccer Complex

University of Wisconsin - Green Bay

DFD Project No. 14L2F
SEH No. WIDOA 136114

April 15, 2016

New Soccer Complex
Draft Environmental Impact Assessment (EIA)

University of Wisconsin – Green Bay
DFD Project Number 14L2F

This Environmental Impact Assessment (EIA) was prepared in accordance with the Wisconsin Environmental Policy Act (WEPA), Wisconsin Statutes 1.11, and University of Wisconsin System Administration (UWSA) guidelines. As Project Manager, the State of Wisconsin, Department of Administration, Division of Facilities Development (DFD) and the University of Wisconsin Green Bay has retained Short Elliott Hendrickson Inc. (SEH®) to prepare the EIA on behalf of the UWSA.

This report prepared by:

_____
Nate Day, AICP
Project Manager

This report reviewed by:

_____
Darren Fortney, AICP
Senior Principal

Table of Contents

List of Figures

List of Appendices

Type II Environmental Impact Assessment

UW-Green Bay New Soccer Complex

Prepared for the State of Wisconsin, Wisconsin Department of Administration, Division of Facilities Development

1.0 Description of Proposed Action

The UW System Administration (UWSA), State of Wisconsin, Department of Administration, Division of Facilities Development (DFD) and University of Wisconsin – Green Bay (UW-Green Bay), propose improvements to the New Soccer Complex on the campus of UW-Green Bay. The project site is located in Brown County in the city of Green Bay at the current student recreation/intramural fields and the women's softball field at UW-Green Bay, on the northwest corner of Leon Bond Drive and E. Circle Drive. (Appendix A – Project Location Map).

This project will be constructed in two phases. The first phase constructs approximately 6,700 Gross Square Feet (GSF) of shared support space for the new Soccer Complex in two buildings, one having 4,000 GSF and the other having 2,100 GSF. The buildings will provide space for restrooms, concessions, and press boxes. It will also include a competition soccer stadium that will include a turf soccer field with a sub-drainage system and fixed elevated bleacher seating for 500 people with a future capacity up to 1,000. Each competition field will have an elevated press box of between 200 – 400 GSF with internet connectivity. The soccer stadium will have a new electronic score board and audio sound system with distributed speakers. The soccer field will receive lighting for night games and NCAA and Horizon League compliant foot-candle levels. The entire facility will include an alumni/donor plaza, general landscaping, perimeter and security fencing, and paved athlete pathways to Kress Events Center locker rooms. The site is on land currently used for intramural sports and athletic practice fields for soccer.

A later phase will address the existing competition softball stadium. It will include upgrades to field amenities including new lighting to NCAA and Horizon League standards, a grass/sand field with sub-drainage system and irrigation system, team dugouts with water supply, batting cages, and fixed elevated bleacher seating for 250 people with future capacity for up to 500.

1.1 Purpose and Need

The purpose of the improved facilities is to provide first class quality facilities for the Division I sports programs. This project will enhance the overall image of the university and provide tournament quality accommodations for Division I outdoor soccer and softball events. The campus has a 67% female to 33% male student population ratio necessitating that a Title IX related requirement be addressed by the athletic department. This first phase will address

that requirement for two women's varsity athletic programs as well as the poor field drainage problems.

The men's and women's soccer teams would benefit greatly by having a turf field with superior drainage and lighting to support late day/evening games into the fall season. The construction of these additional fields will allow the existing athletic fields to be used by recreation sports and intramural teams.

During the past two seasons, the women's softball team had to delay or cancel ten of twenty-four home games due to ongoing poor field conditions that were related to drainage issues. The team had to travel for eight games to opponents' fields instead of having true home games. That unanticipated travel expense has strained the athletics department operating budget. The women's softball team was able to hold only four outdoor practices this season.

1.2 Project Background

The UWGB Campus Master Plan was completed in 2006, but it did not address athletic fields as part of the Plan. Several smaller projects were developed to address field drainage and the lack of amenities. The campus initiated a master plan study of the Outdoor Athletic and Intramural Facilities in 2008 (DFD Project No: 08K2B). That study reviewed the athletic complex and intramural play fields, with a focus on the comprehensive development of outdoor facilities to meet practice and competition needs. Four separate concept plans were developed with corresponding budgets. A final athletic master plan was developed using a phased approach that would construct athletic and intramural fields and address the poor field drainage and stormwater issues. The master plan provided a total project budget estimate in excess of $14 million for all the athletic fields and support spaces. In 2012, the campus initiated a Phase I pre-design study for a soccer and softball complex (DFD Project no: 12B1Q) to focus only on soccer and softball competition athletic fields and their accompanying support structures (bleachers, lighting, team rooms, restrooms, concessions, press box, parking, etc.).

1.2.1 Estimated Cost

The combined estimated costs for a phased approach of DFD Project No. 14L2F are expected to be $7.3 million (see Table 1). The estimate includes costs for construction, escalation to construction mid-point, general conditions/bond/insurance, contractor's fees, A/E fees, DFD supervision, and an $874,000 contingency cost.

TABLE 1 – Estimated Project Budget (DFD Project No. 14L2F)

Construction	$4,882,702
Escalation to Construction Mid-Point	$329,582
General Conditions/Bond/Insurance	$390,921
Contractor's Fees	$224,128
A/E Fees	$390,616
DFD Supervision	$195,308
Design Contingency	$874,100
Total Project Cost	**$7,287,357**

Source: Program Statement, Rettler Corporation, February 2, 2016

1.2.2 Funding Source

Funding sources for this project are from a mix of agency cash, private donations, and student generated segregated fees. This project will not have any tax payer generated funding sources.

1.2.3 Time Schedule

Table 3 displays the proposed project schedule.

TABLE 3 – Project Schedule

Type II EIA 15-Day Public Review Period Completion	May 6, 2016
Type II EIA Final Submittal	May 11, 2016
Design Report and Appendix	March 4, 2016
35% Preliminary Design Submittal	March 4, 2016
Building Commission Approval	August 2016
Final Revised Document Review	September 2016
Final BD Posted	September 2016
Bid Posting	October 2016
Bid Opening	November 2016
Turf Procurement	February 2017
Construction Start	Spring 2017
Substantial Completion	October 2017
Project Closeout	January 2018

Source: Program Statement, Rettler Corporation, February 2, 2016; amended on March 30, 2016, April 15, 2016

2.0 Existing Environment

2.1 Physical

The entire new Soccer Complex development is occurring on existing developed land that is currently recreation field and athletic field space. The site topography generally falls from southeast to northwest at a consistent 2-3 percent slope.

A search using the U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) was conducted to gather data and information regarding soils on the project site. The soil survey identified the surface soils at the site as KhB Kewaunee silt loam, 2 to 6 percent slopes, and McA Manawa silty clay loam, 0 to 3 percent slopes. The KhB accounts for 2.2 acres or 28.9 percent of the project area. The McA accounts for 5.5 acres or 71.1 percent of the project area.

According to Federal Emergency Management Agency (FEMA) maps and documents, the site is not located within a 100 or 500-year floodplain.

Potable water is available onsite to the north from the Kress Event Center water main loop, and south from Circle Drive. Sanitary sewer is available at the northeast corner of the Kress Event Center. Storm sewer is available east of the Kress Event Center. A storm sewer inlet exists to east of the service drive, and continues to the north and northwest.

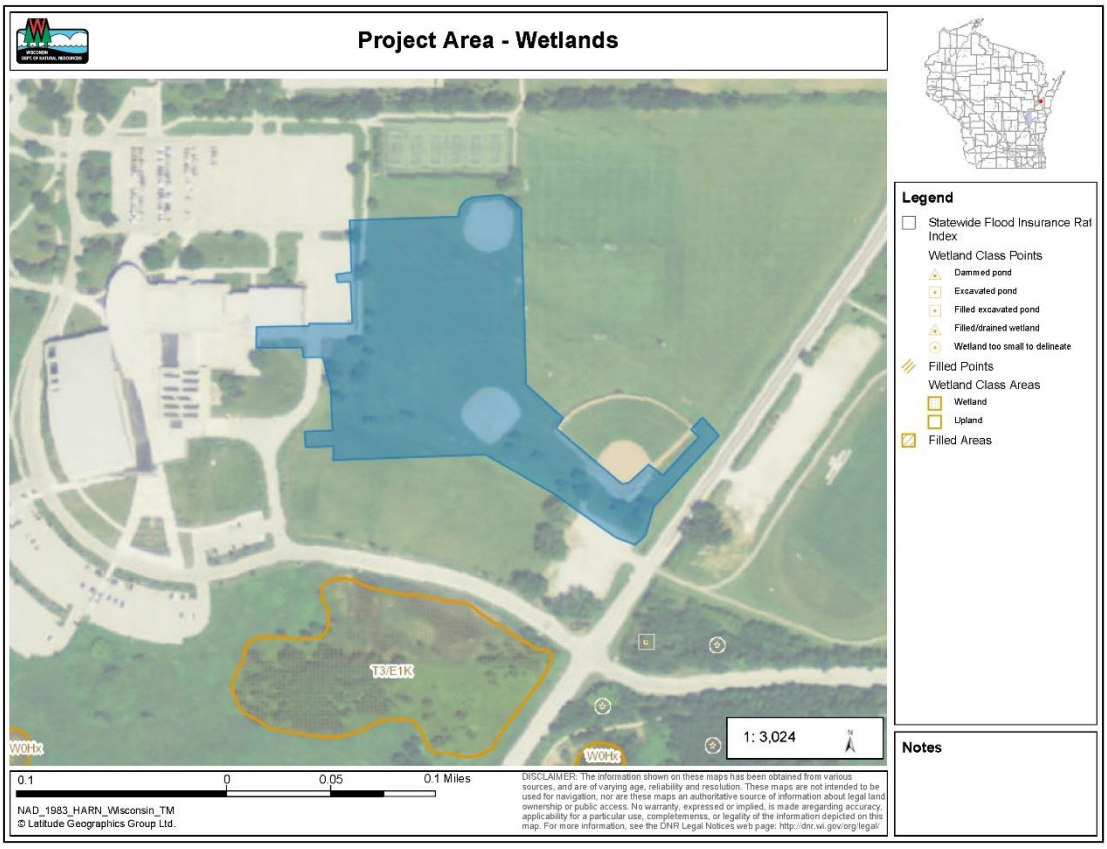
2.1.1 Air

The U.S. Environmental Protection Agency (EPA) has designated Brown County in attainment of all National Ambient Air Quality Standards. These standards are based on the Clean Air Act, Section 107, as documented in EPA's "Green Book". Accordingly, the concentrations of "criteria" pollutants (i.e. ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, particulate matter, and lead) are protective of health and welfare, with an adequate margin of safety.

2.1.2 Wetlands

A search for wetlands in the project area was conducted via the Wisconsin Department of Natural Resources' (WDNR) Surface Water Viewer. The search results indicated that no wetlands are located on the site, as indicated in Figure 1 below.

Figure 1 – Wetlands Not Present in Project Area



2.1.3 Flora

The site has predominately grassy areas with limited deciduous and evergreen trees, native shrubs, and bushes around portions of the site. The deciduous canopy trees are semi-mature in size and character.

2.1.4 Fauna

The new Soccer Complex is located in a medium-density area in the city of Green Bay. Vegetation is limited to the Lake Michigan (Green Bay) waterfront and thus there is an overall absence of large mammals. Fauna likely to be found in the area include bird species as well

as land animals including, but not limited to, squirrels, chipmunks, shrews, bats, raccoons, rabbits, skunk and opossum.

2.1.5 Social

The new Soccer Complex occupies a significant portion of UW-Green Bay's campus and is adjacent to East Circle Drive which travels the perimeter of the campus.

Given the importance of the new Soccer Complex to the UW-Green Bay campus, the surrounding neighborhoods, and its close proximity to Green Bay, it will be vital that the varied stakeholders be consulted throughout the process.

The proposed construction would affect the social environment of this area of campus and nearby neighborhood during construction.

2.1.6 Economic

UW-Green Bay's 2014-2015 budget was $128 million with almost 6,779 students enrolled. The university employs more than 685 workers and offers its student's state of the art buildings like the Weidner Center for the Performing Arts Center and the 8-story David A. Cofrin Library which is connected to all other academic buildings via a network of concourses.

The new Soccer Complex contributes greatly to the campus environment and economic well-being of the area. UW-Green Bay has established itself in sports, being part of the NCAA Division I Horizon League.

2.1.7 Archaeological and Historic Resources

Project staff reviewed the Wisconsin Historic Preservation Database (WHPD) to determine if any properties in the APE were previously surveyed, determined eligible, or listed on the National Register of Historic Places (National Register). No properties were identified.

2.1.8 Hazardous/Contaminated Materials

An environmental records review was conducted in order to identify past or present factors that may cause a potential hazardous materials concern to proposed project construction. This included a review of documents available on-line from the Wisconsin Department of Safety and Professional Services (DSPS) and the Wisconsin Department of Natural Resources (WDNR).

The online databases that were reviewed included the WDNR Contaminated Lands Environmental Action Network (CLEAN) and the DSPS Storage Tank Database. CLEAN includes the Bureau for Remediation and Redevelopment Tracking System (BRRTS) and the Remediation and Redevelopment (RR) Sites Map. BRRTS is an online database that provides information on contaminated properties and other activities in Wisconsin. The RR Sites Map is a web-based mapping system that allows a user to view different layers of contamination data using a Geographic Information System (GIS) tool. No information was recorded in the project area on the WDNR CLEAN site. One closed underground storage tank was identified at the UW-Green Bay Sports Complex, 2420 Nicolet Drive, which was closed in 1998 under the DSPS (see Appendix B – Hazardous Materials Search Results).

3.0 Proposed Environmental Change

3.1 Manipulation of Terrestrial Resources

Water service will be brought from Leon Bond Drive to the softball restroom building, and continue on to service the soccer stadium concession/restroom building.

Sanitary sewer is available at the northeast corner of the Kress Event Center and will be extended by gravity to the soccer stadium concession/restroom building, and continue service by gravity to service the softball restroom building.

Trees within the project site will be protected or transplanted into the surrounding landscape. Existing trees will around the project will be protected to the drip lines to the greatest extent possible.

3.2 Manipulation of Aquatic Resources

This project will not have any direct effect on aquatic resources. Prior to construction, the contractor will develop and gain approval for an erosion control plan. The erosion control plan will incorporate best management practices to mitigate potential erosion issues and runoff. The erosion control plan will comply with WDNR.

3.3 Structures

The support space for the new Soccer Complex will be constructed in three buildings. One building will provide restrooms and concessions near the soccer field. The second building will provide restrooms for the adjacent intramural fields and softball field. The third building will provide an elevated press box and storage for the softball field.

The softball and soccer stadium facilities will be fenced in with six-foot ornamental metal fencing and brick piers. A walkway will connect the soccer facilities and the softball facilities.

The existing intramural soccer field and intramural softball field have several sports lighting poles and fixtures. Phase 1 will include the removal and reinstallation of two poles and fixtures. Additional poles and fixtures will be removed to accommodate the new softball field under a later phase. The existing 12.5kV switch gear that currently serves the intramural fields will remain and be reused. Demolition work will include removal of all electrical equipment, wire, and conduit.

Sports Field Lighting

The soccer field will have six poles with multiple LED light fixtures per pole. The two outer poles on the west side of the field will be 90 feet tall and have 32 fixtures per pole. The center field pole on the west side of the field will be 110 feet tall and have 41 fixtures. The three poles on the east side of the field will be 90 feet tall and have 24 fixtures per pole. The underground feeders to each light pole will be trenched in under the synthetic turf field surface. The power source for these future sports lighting fixtures will be from the electric service at the public restroom building between the competition softball and competition soccer field.

Under a later phase, the softball field will have six poles with multiple LED light fixtures per pole. The two infield poles will be 60 feet tall and have 10 fixtures per pole. The two midfield poles will be 70 feet tall and have 22 fixtures per pole. The outfield poles will be 60 feet tall and have 12 fixtures per pole. The bull pens will be lit also from the nearest pole. The

underground feeders to each light pole will be trenched in under the natural grass field surface.

Exterior Lighting

There will be pedestrian scale LED light fixtures provided at the plaza areas and along the new sidewalk between the softball and soccer field. The fixtures will have no up-light component and will be mounted on 16-foot tall poles.

There will be exterior building mounted wall pack light fixtures on the public restroom building, concession/public restroom building, and press box building. The wall pack light fixtures will be located around the perimeter of each building. The fixtures will have no up-light component and will be mounted approximately 9 feet to 10 feet above finished floor.

3.4 Air

Construction equipment and other internal combustion engine-powered equipment used during constructed can create emissions that may elevate ambient air contaminant concentrations in the immediate vicinity of the equipment. These elevated concentrations are expected to be temporary, extremely localized, and unlikely to impede the attainment of state and federal nation ambient standards. Dust may be during site work. However, contractors typically minimize dust emissions by applying water.

3.5 Traffic and Parking

The UW-Green Bay campus is accessed by four entrances; two off of Nicolet Drive, one off of Bay Settlement Road, and one off of Scottwood Drive. Construction vehicular access for the project will enter from Bay Settlement Road on Leon Bond Drive. Controlled and fenced construction access will be provided, and existing facilities outside of the project limits will be protected.

The main entry to the facility will be on the northwest side of the soccer facility through a 16-foot width entry arch and gate. The entry is directly adjacent to existing parking and is accessible by walkway to the student housing units to the north.

3.6 Stormwater

All of the project stormwater will be treated per the requirements of the Wisconsin Department of Natural Resources (WDNR) State Statute 151 (runoff management) and conveyed to the existing inlet via new storm pipe and inlets. Groundwater levels will determine the depth of the system and the need for dewatering drainage under permanent structures. Stormwater detention is planned to be handled within the clear stone profile of the synthetic turf soccer field. WDNR statutes Chapter 151 and 216 apply to the stormwater management design and erosion control. Design and permitting of this project will adhere to these standards. Soil types and redevelopment status deem the site exempt from stormwater quality treatment and infiltration requirements.

3.7 Attached Descriptive Materials

See Appendix C for renderings of proposed improvements.

4.0 Probable Adverse and Beneficial Impacts

4.1 Physical Impacts

Physical impacts related to this project are expected to be minimal as the land being developed is currently used as athletic fields. The proposed changes will include three new buildings to serve as the support space for the new Soccer Complex. These buildings will take the place of existing grass areas.

Sports lighting poles and fixtures will be removed and reinstalled.

There is an existing fiber optic cable routed into the Kress Events Center which will be located under the northeast corner of the new competition soccer field. This existing fiber optic cable will be removed and relocated around the new field.

4.2 Biological Impacts

Biological impacts related to this project are expected to be minimal and primarily related to site work required for the construction of the new Soccer Complex. It is not expected that critical habitat will be affected by the proposed project. Mature trees located on the site will be evaluated for health. Tree removal may be required but would also include the planting of new trees or transplanting.

New roof drains will be tied to an underground storm system provided by the site utility contractor. Overflow roof drains will be piped to outlet to grade.

4.3 Socioeconomic Impacts

4.3.1 Social

The social impacts resulting from the proposed Soccer Complex construction should be mostly positive. Much of the proposed construction is based off of public involvement and the UW-Green Bay's campus planning efforts. The new facilities are meant to enhance the overall image of the university while also providing tournament quality accommodations for Division I outdoor soccer and softball events.

4.3.2 Economic

The proposed project will update the campus' new Soccer Complex, bringing it up to Horizon League and NCAA standards. It is anticipated that there will be beneficial construction-related economic impacts. Based on a 2011 study[1], The Impact of Construction on the Wisconsin Economy, every $1 spent directly on construction projects produces an overall economic impact of approximately $1.92. The same study states that every $1 million spent directly on construction projects generates about 17 jobs. Using these estimates, the $7.3 million Soccer Complex construction would produce an overall economic impact of $14.1 million and approximately 124 jobs throughout the economy.

4.3.3 Archaeological and Historic Impacts

The review of the Wisconsin Historic Preservation Database indicated that there are no previously identified archaeological or historic resources within the Area of Potential Effects (APE).

[1] http://buildacea.org/wp-content/uploads/AGC-Impact-Study.pdf

A "Request for UWSA Review and Comment on a University Undertaking" form was submitted to the UWSA Historic Preservation Officer on February 19, 2016 (see Appendix D – UWSA Form and Documentation).

5.0 Probable Adverse Impacts That Cannot Be Avoided

Adjacent property owners, UW-Green Bay students, faculty, and staff may experience some disruption during site construction activities. Construction equipment will create additional noise and emissions in the area of the site. These potential impacts will be short-term and should be minimal.

A new athletic field sound system will be provided for the soccer field. The system design will incorporate distributed speakers mounted on the roof of the press box. The system will provide high quality speech with maximum intelligibility as well as high quality music reproduction. This new sound system may be heard from neighboring properties but would not significantly change the current decibel level.

6.0 Relationship Between Short-Term Uses of the Environment and the Maintenance and Enhancement of Long-Term Productivity

Short-term effects such as noise, dust, traffic congestion, and construction equipment emissions caused during construction are likely to occur. These short-term adverse effects will be offset by the beneficial effects of the proposed Soccer Complex construction. The new facility and upgraded utilities will allow the soccer and softball programs to excel and provide enhanced playing and viewing environments for the athletes, students, visitors, and faculty they serve. The enhanced Soccer Complex will provide athletes an opportunity to achieve their maximum potential, thereby enhancing long-term productivity and success.

7.0 Irreversible or Irretrievable Commitments of Resources if Action is Implemented

7.1 Energy

Site work reconstruction will require energy use. Additionally, energy will be consumed once the new utilities are installed.

7.2 Archaeological and Historic Features or Sites

The proposed project is not anticipated to have any effects on archaeological and historic features or sites.

8.0 Alternatives

8.1 No-Action Alternative

This alternative would not construct the new Soccer Complex. This alternative would not provide students, athletes, faculty, and staff with adequate facilities. The construction of the new Soccer Complex provides adequate facilities and eliminates the need for constant game cancellations due to flooding. For these reasons, the No Action Alternative was not selected.

8.2 Other Action Alternatives

Another action alternative considered for this project would utilize the current athletic field locations. However, these fields are further from existing utilities, remote from each other,

and separated by an existing road. This alternative would require two sets of buildings (concessions, restrooms, team rooms, etc.) at a higher cost than what one shared complex would provide. For these reasons, this alternative was not selected.

9.0 Evaluation

9.1 Secondary Effects

As a result of this action, is it likely that other events or actions will happen which may significantly affect the environment?

The construction of the new Soccer Complex is not expected to lead to other events or actions that would significantly affect the environment.

9.2 New Environmental Effect

Does the action alter the environment so a new physical, biological, or socioeconomic environment would exist?

The construction project would reduce and possibly eliminate flooding conditions on the athletic fields. This would have a positive benefit on all users of the athletic fields.

The general setting will be changed by the construction of the three buildings and associated features composing the entire complex area between some of these buildings, which represents an indirect (visual) effect.

9.3 Geographically Scarce

Are the existing environmental features which would be affected by the proposed action scarce, either locally or statewide?

The project, as proposed, is not expected to have any effects on scarce resources.

9.4 Future Decisions

Does the action and its effects require a decision which would result in influencing future decision?

The construction project is consistent with previous studies and planning efforts. The construction of the new Soccer Complex are not precedent setting.

9.5 Highly Controversial

Discuss and describe concerns which indicate a serious controversy.

The new Soccer Complex construction is not expected to cause serious, widespread controversy. There has been positive public support as the project iterations have been presented through the public involvement process.

9.6 Consistency With Long-Range Plans or Policies

Does the action conflict with official agency plans or with any local, state or national policy?

The project is consistent with previous studies and planning efforts; including, the 2006 UWGB Master Plan. The project will require review and approval from the University of Wisconsin System Board of Regents and the State Building Commission.

9.7 Cumulative Impacts

While the action by itself may be limited in scope, would repeated actions of this type result in major or significant impacts to the environment?

The UW-Green Bay Campus Master Plan proposed multiple potential projects in and around the campus (some that have already been completed), including:

Year 1-6 priorities:

- Complete southeast segment of the Inner Loop Road between the new Kress Events Center parking lot and the Laboratory Sciences parking lot.
- Start planning a roundabout at the Nicolet Entrance with the City of Green Bay and Brown County.
- Develop a roundabout at the intersection of Circle Drive and Sports Center Drive after the completion of the Kress Events Center expansion.
- Re-route Circle Drive to the outside perimeter of the Studio Arts parking lot.
- Work with the city transit authority to improve bus routes to campus.
- Start planning retail development at the northeast corner of the campus.
- Start planning non-traditional housing on the southwest corner of campus. Although, currently the declining enrollment prohibits new housing.

Year 7-12 priorities:

- Construct the roundabout at the Nicolet Entrance.
- Complete the southwest segment of the Inner Loop Road between the welcome booth and the Laboratory Sciences parking lot.
- Alter signage at the Nicolet Entrance.
- Develop the retail facilities at the northeast corner of campus housing.

Year 13-18 priorities:

- Complete the remaining segments of the Inner Loop Road.
- Plan and construct the campus quad/entry. Remove the concourse link between Student Services and Cofrin Library. Create a pedestrian mall with limited vehicle access between the Weidner Center and Theatre Hall.

Implementation to meet Campus Growth

- Obtain approval for campus expansion from the Board of Regents.
- Based on approval and academic need, construct projects necessary to support new enrollment and staffing; start with expansion of existing buildings where possible and add new space in locations as identified.

- Begin parking lot expansion at locations adjacent to new construction using guidelines included in the master plan.
- Relocate housing parking lot to periphery of the housing complex.

The cumulative effect of concurrent campus construction projects could result in increased construction disturbances such as noise, dust, and traffic. However, these effects would be short-term.

The proposed project continues renovations to the UW-Green Bay campus, which has been ongoing for many years. The campus expansion has cumulatively affected the vicinity by bringing additional traffic into the area.

The expansion of the campus has improved the accessibility of higher education for residents in this part of the state. Over a period of decades, these effects could be considered significant. The construction of the new Soccer Complex itself would not result in significant effects to the environment.

9.8 Historical, Scientific, or Archaeological Sites

Will the action modify or destroy any historical, scientific or archaeological site?

No historical, scientific, or archaeological sites would be directly affected by the proposed project.

9.9 Does It Preclude Future Options

Is the action irreversible? Will it commit a resource for the foreseeable future?

The project allows for future seating expansion but the land use remains the same. The existing space has been used as athletic fields and will continue to be utilized as athletic fields for the foreseeable future.

9.10 Social and Cultural Impacts

Will action result in direct or indirect impacts on ethnic or cultural groups or alter social patterns?

It is not expected that the reconstruction project would directly or indirectly affect ethnic or cultural groups or alter social patterns.

10.0 List of Agencies, Groups, and Individuals Contacted Regarding This Project

An initial project scoping letter was sent to potentially interested parties on March 8, 2016. The distribution list included, but was not limited to, adjacent property owners, UW-Green Bay representatives, local elected officials, city of Green Bay representatives, and state and federal agencies (see Appendix E – Project Scoping Letter & Distribution List).

As a result of the initial scoping process, no agencies contacted project staff. A summary of public comments is provided below. A copy of their public input is included in Appendix F – Public Input Record.

Comments from public meeting on 4/28 will be added here.

11.0 References

C3 Statistical Solutions, Inc. The Impact of Construction on the Wisconsin Economy, January 2011.

Environmental Protection Agency (EPA), Clean Air Act, Section 107.

Federal Emergency Management Agency, On-line Map Service Center, 2016.

National Register of Historic Places, On-line database, February, 2016.

UW-Green Bay Campus Master Plan:
http://www.uwgb.edu/masterplan/plan/index.html

U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) On-line database:
www.websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

Wisconsin Department of Natural Resources, Bureau for Remediation and Redevelopment Tracking System (BRRTS) and the Remediation and Redevelopment (RR) Sites Map.

Wisconsin Department of Natural Resources Contaminated Lands Environmental Action

Network On-line Database: http://dnr.wi.gov/topic/Brownfields/rrsm.html

Wisconsin Department of Natural Resources DSPS Storage Tank Database:
http://dvmwapps.wi.gov/ER_Tanks/TankList

Wisconsin Department of Natural Resources Surface Water Viewer, Wetland Inventory, 2016.

Wisconsin Division of State Facilities, Request for Architectural/Engineering Services, Athletic Field Complex, Project No. 14L2F, University of Wisconsin Green Bay, January 2016.

Wisconsin Historic Preservation Database, 2016.

Wisconsin Natural Heritage Inventory Database, 2016.

12.0 Recommendations

RECOMMENDATION (to be completed by institution WEPA Coordinator only)
☐ **EIS Not Required** Analysis of the expected impact of this proposal is of sufficient scope and detail to conclude that this action which would significantly affect the quality of the human environment. In my opinion therefore, an environmental impact statement is not required before the board undertakes this action.
☐ Major and Significant Action: **PREPARE EIS**

Additional factors, if any, affecting the evaluator's recommendation:

CERTIFIED TO BE IN COMPLIANCE WITH WEPA - Public Notice Completed (include copy of public notice for permanent record)	
Institution WEPA Officer	Date:

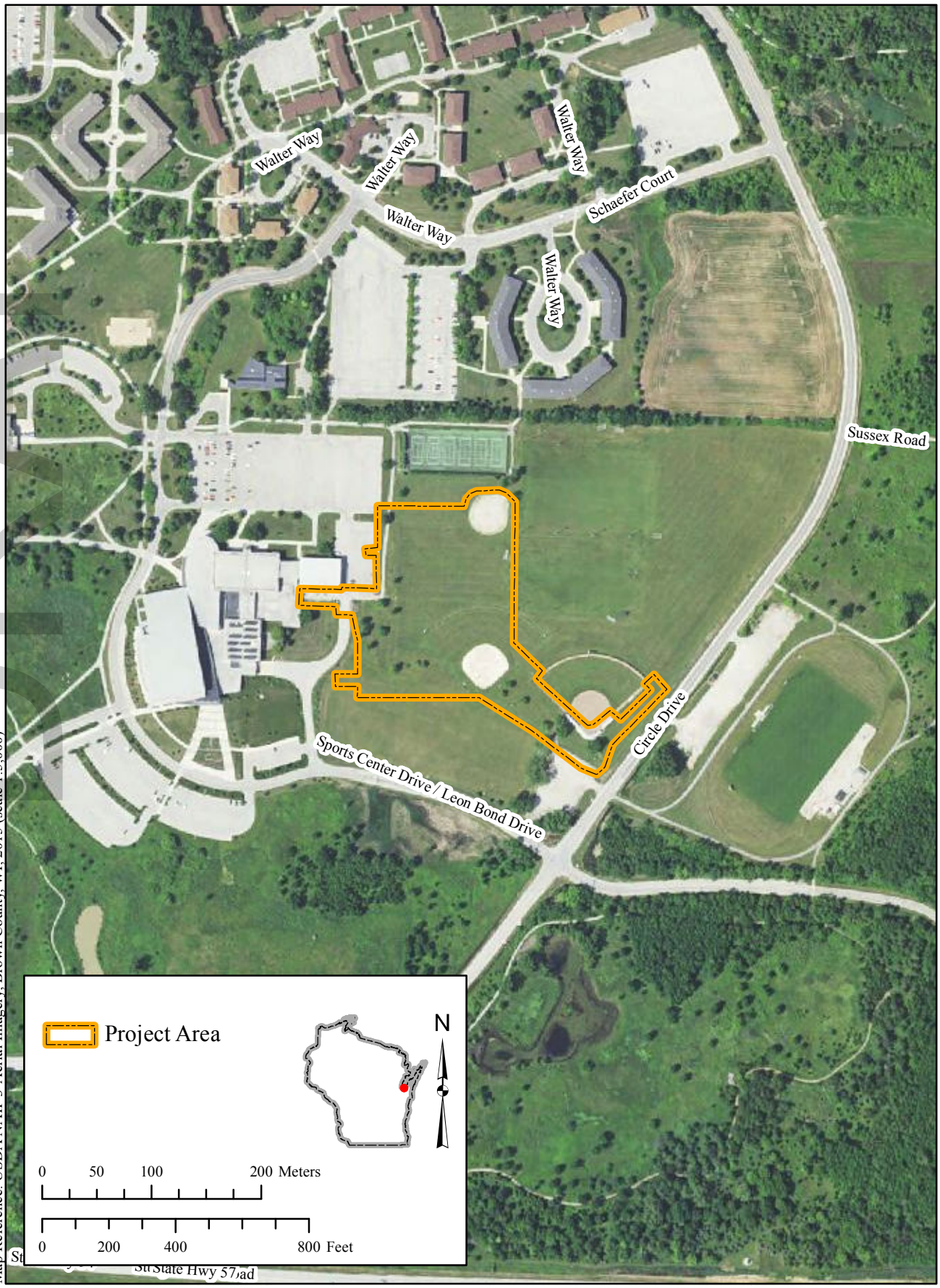
This decision is not final until approved by the appropriate Director.

Regent Resolution 2508 11/06

Appendix A

Project Location Map

UW-Green Bay New Soccer Complex DFD Project #14L2F
Project Location Map

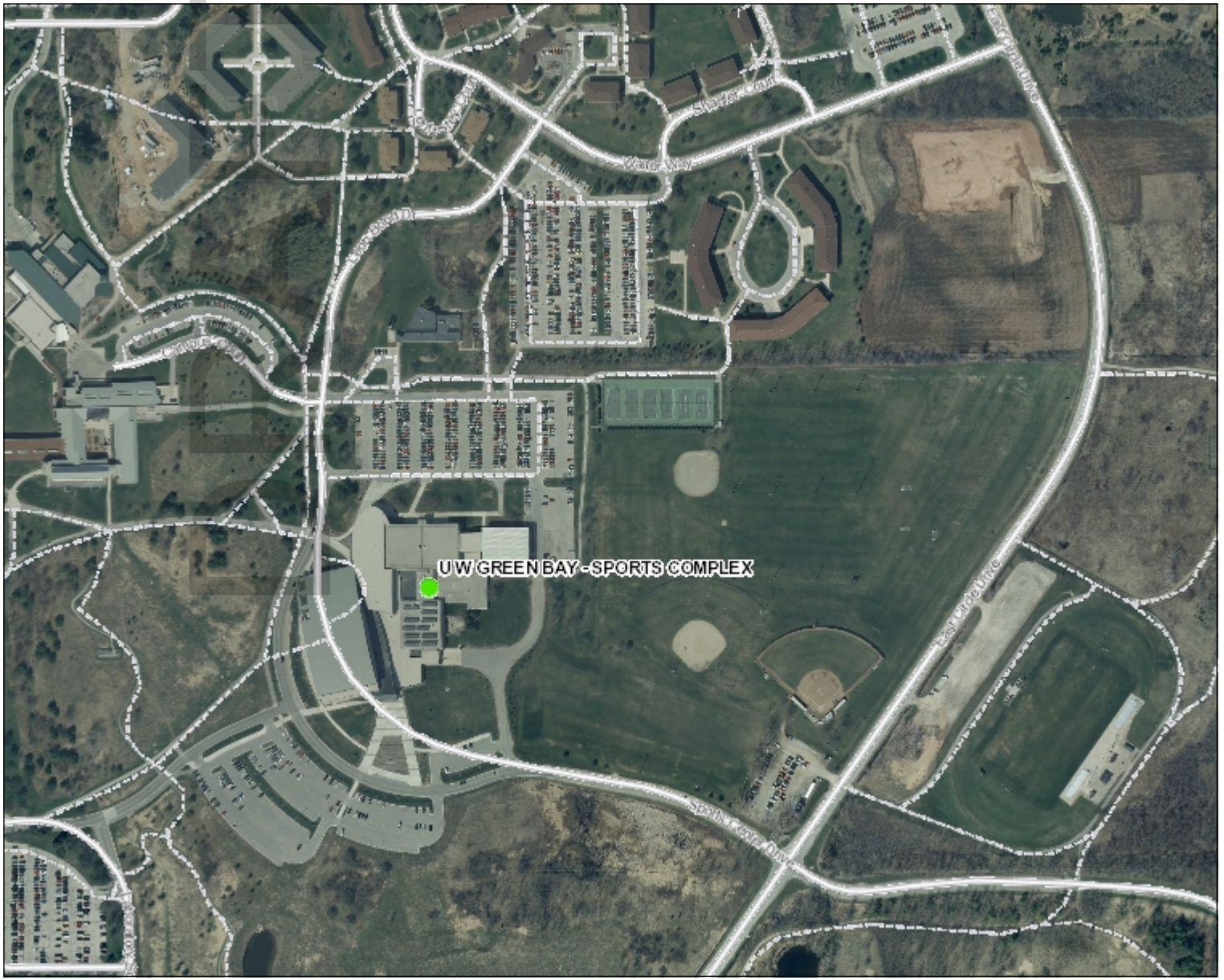


Map Reference: USDA NAIP 3' Aerial Imagery, Brown County, WI, 2015 (scale 1:5,000)

Appendix B

Hazardous Materials Search Results

Hazardous Materials



Legend

- Open Site (ongoing cleanup)
- Open Site Boundary
- Closed Site (completed cleanup)
- Closed Site Boundary
- Groundwater Contamination
- Soil Contamination
- Groundwater and Soil Contamination
- Contamination From Another Property
- Dryclean Environmental Response Fund (DERF)
- Green Space Grant (2004-2009)
- Ready for Reuse
- Site Assessment Grant (2001-2009)
- State Funded Response
- Sustainable Urban Development Zone (S
- General Liability Clarification Letters
- Superfund NPL
- Voluntary Party Liability Exemption
- Rivers and Streams
- Open Water
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
  - Interstate Highway
  - State Highway
  - US Highway

Notes

0.2 0 0.08 0.2 Miles

NAD_1983_HARN_Wisconsin_TM

1: 4,902

Note: Not all sites are mapped.

Wisconsin Department of Natural Resources

Environmental Cleanup & Brownfields Redevelopment

BRRTS on the Web

Click the Location Name below to view the Location Details page for this Activity. Other Activities, if present, may be viewed from that page.

03-05-111113 U W GREEN BAY - SPORTS COMPLEX

CLOSED LUST

Location Name (Click Location Name to View Location Details)			County	WDNR Region
UW GREEN BAY			BROWN	NORTHEAST
Address			Municipality	
2420 NICOLET DR			GREEN BAY	
Public Land Survey System		Latitude	Google Maps	RR Sites Map
NW 1/4 of the NE 1/4 of Sec 26, T24N, R21E		44.530063	CLICK TO VIEW	CLICK TO VIEW
Additional Location Description		Longitude	Facility ID	Size (Acres)
		-87.9161675	405044640	UNKNOWN

Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action
DNR RR	54311-7001-20		1996-10-30	1998-03-31	2013-07-02

Comments

SITE WAS CLOSED UNDER THE JURISDICTION OF THE DEPT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) OR DEPT OF COMMERCE – SITE TRANSFERRED BACK TO DNR JURISDICTION IN 2013

Characteristics

PECFA Tracked?	EPA NPL Site?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	On GIS Registry?
No	No	No	No	No	No	No

Actions

Place Cursor Over Action Code to View Description

Date	Code	Name	Comment
1996-10-30	1	Notification	
1996-10-30	2	RP Letter Sent	SIWP DUE 1-5-97
1997-11-17	37	SI Report Received (w/out Fee)	
1997-11-17	179	Closure Review Request Received (no fee required)	
1998-03-26	76	Activity Transferred to DSPS (formerly Commerce)	
1998-03-31	11	Activity Closed	*** NR726 Closure from Commerce Data Interchange ***
2013-07-02	89	DSPS (formerly Commerce) Transferred Back to DNR	PECFA PROGRAM TRANSFER 2013-2015 STATE BUDGET

Impacts

Type	Comment
Soil Contamination	-

Who

Role	Name/Address
Responsible Party	U W GREEN BAY 2420 NICOLET DRIVE GREEN BAY, WI 54311

For Additional Information, Please Contact

DENISE DANELSKI 920-662-5494 denise.danelski@wisconsin.gov

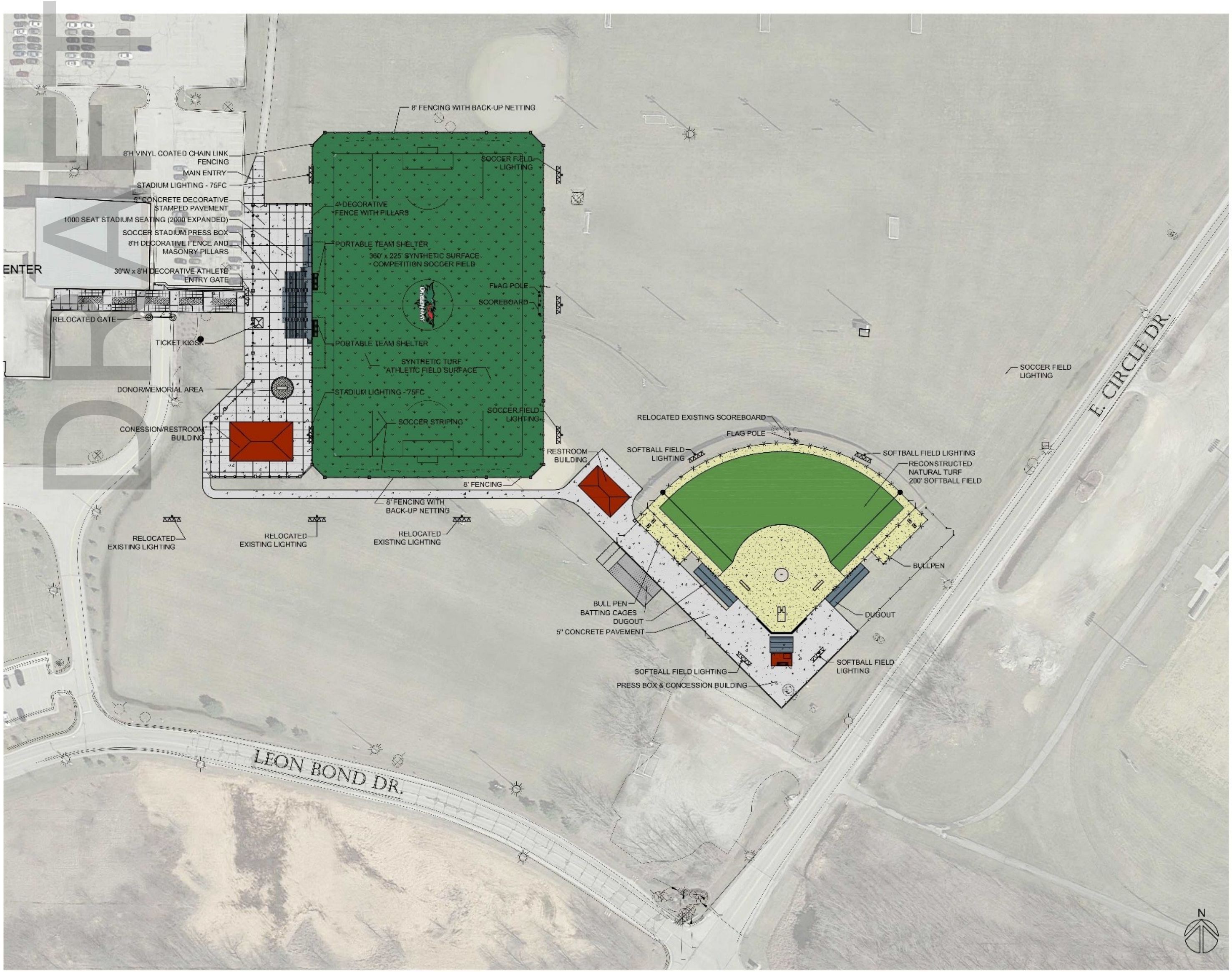
BRRTS data comes from various sources, both internal and external to DNR. There may be omissions and errors in the data and delays in updating new information. Please see the disclaimers page for more information.

The Official Internet site for the Wisconsin Department of Natural Resources
101 S. Webster Street . PO Box 7921 . Madison, Wisconsin 53707-7921 . 608.266.2621

Release 2.4.10 | 01/09/2016 | Release Notes

Appendix C

Proposed Improvements



RETTLER corporation
Rettler Corporation
3317 Business Park Drive
Stevens Point, WI 54482

Consultant:

State of Wisconsin
Department of Administration
Division of Facilities Development

2420 Nicolet Drive
Green Bay, WI 54311

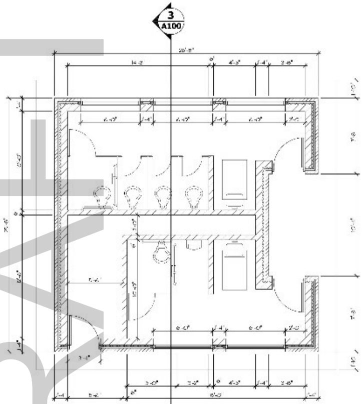
Athletic Field Complex - 10%
UW - Green Bay
University of Wisconsin
Green Bay, Wisconsin

Sheet Title:
PHASE 1
SITE LAYOUT PLAN

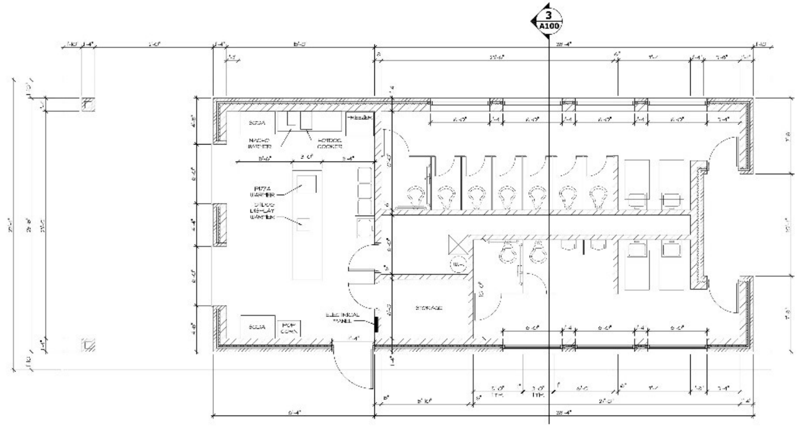
Revisions:

No.	Date:	Description:

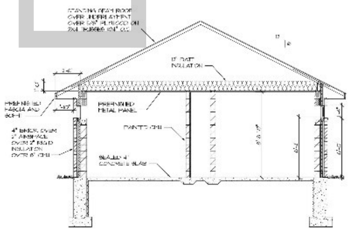
Graphic Scale	0' 20' 40' 60'
DFD Number	14L2-
Set Type	'K
Date Issued	##/##/####
Sheet Number	



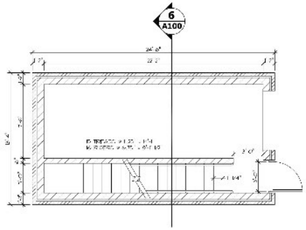
1 TOILET FLOOR PLAN
SCALE: 1/4" = 1'-0"



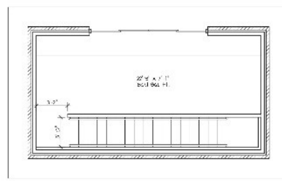
2 CONCESSION/TOILET FLOOR PLAN
SCALE: 1/4" = 1'-0"



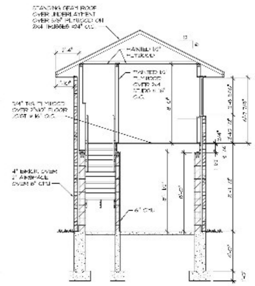
3 TOILET ROOM SECTION
SCALE: 1/4" = 1'-0"



4 PRESS BOX FIRST FLOOR
SCALE: 1/4" = 1'-0"

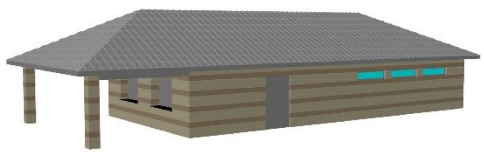


5 PRESS BOX SECOND FLOOR
SCALE: 1/4" = 1'-0"



6 PRESS BOX SECTION
SCALE: 1/4" = 1'-0"

7 TOILET PERSPECTIVE VIEW



8 CONCESSION/TOILET PERSPECTIVE VIEW

9 PRESS BOX PERSPECTIVE VIEW

PRELIMINARY DRAFT
NOT FOR CONSTRUCTION

Reitler Corporation
3317 Business Park Drive
Stevens Point, WI 54482

AGL
ARCHITECTS GROUP LIMITED
1025 South Webster Avenue
Suite 202
Green Bay, Wisconsin 54301
920-432-1232 FAX 920-432-7263
www.aglgb.com

State of Wisconsin
Department of Administration
Division of Facilities Development

2420 Nicolet Drive
Green Bay, WI 54311

Athletic Field Complex – Phase 1
UW - Green Bay
University of Wisconsin
Green Bay, Wisconsin

Sheet Title: PHASE 1 FLOOR PLANS AND SECTIONS

Revisions:

No.	Date	Description

DFD Number	14L2F
Set Type	PR
Date Issued	##/##/####
Sheet Number	A100

Appendix D

UWSA Form and Documentation

REQUEST FOR UWSA REVIEW AND COMMENT ON A UNIVERSITY UNDERTAKING

Complete this form for each project in a campus building that is on the UWSA inventory. Provide project details and submit one copy for each action for which review is requested and send to the **UWSA Historic Preservation Officer: Maura Donnelly** <mdonnelly@uwsa.edu>. Attach supporting material providing detail of the proposed scope of work such as a work order, Small Project Request, AAPR, etc. Include drawings or photos of existing conditions. Complete only the areas highlighted in yellow. The Agency Historic Preservation Officer will do the rest.

I. GENERAL INFORMATION

☒ **This is a new submittal.**

☐ **This is supplemental information related to another project:** _____

a. Institution/Campus: Green Bay

b. Institution Contact Person: Maura Donnelly

c. Phone: 608-263-5742 Fax: _____

d. Return Address: 780 Regent St., Suite 239, Madison, WI Zip Code: 53715-2635

e. Email Address: mdonnelly@uwsa.edu Project Number: _____

f. Project Name: Athletic Field Complex - Phase I
Building Name:

g. Project Street Address 2358 Leon Bond Dr.

h. County: Brown City: Green Bay Zip Code: 54311

i. Project Location: Township: 24N Range: 21 ☒ E ☐ W Section: 26 Quarter Section: NE/NE & NW/NE

j. Project Narrative Description – Attach information as necessary.

k. Area of Potential Effect (APE). Attach Copy of U.S.G.S. 7.5 Minute Topographic Quadrangle Showing APE.

II. IDENTIFICATION OF HISTORIC PROPERTIES

☒ Historic Properties are not located within the project APE. Attach supporting materials.

☐ Historic Properties are located within the project APE. Attach supporting materials.

III. FINDINGS

☒ No historic properties will be affected (i.e., none is present or there are historic properties present but the project will have no effect upon them). Attached necessary documentation.

☐ The proposed undertaking will have an effect on one or more historic properties located within the project APE. Attach necessary documentation, as described.

Authorized Signature: _____ Date: February 19, 2016

Type or Print Name: Kathryn C. Egan-Bruhy, Ph.D., RPA

IV. AGENCY HISTORIC PRESERVATION OFFICER COMMENTS

☐ Agree with the finding in Section III above.

☐ The proposed undertaking will result in an adverse effect to one or more historic properties and will require SHPO review.

☐ Requires negotiation with the institution to resolve the adverse effects.

☐ Object to the finding for reasons indicated in attached memo.

☐ Cannot review until information is sent as follows: _____

Authorized Signature: _____ Date: _____

UW System HPO Maura A. Donnelly

ATHLETIC FIELD COMPLEX – PHASE I, UW-GREEN BAY
REQUEST FOR SHPO REVIEW AND COMMENT ON A STATE UNDERTAKING
FORM HP-05-10 CONTINUATION SHEETS

I. GENERAL INFORMATION

j. Project Narrative Description

The University of Wisconsin System and Wisconsin Department of Administration, Division of Facilities Development, propose improvements to the soccer and softball facilities on the campus of the University of Wisconsin – Green Bay (UW-Green Bay) on the east side of the Kress Events Center near the intersection of Circle Drive and Leon Bond Drive (Figures 1 and 2). Specifically, the project will involve the construction of a competition soccer stadium that will include a turf soccer field with a sub-drainage system, lighting, raised bleachers, press box, scoreboard. The project will also include two support buildings, a press box for the softball field, an alumni/ donor plaza, general landscaping, perimeter and security fencing, and paved athlete pathways. Project design is in accordance with the UW-Green Bay Athletic Master Plan.

k. Area of Potential Effects (APE)

The APE encompasses part of an area of the UW-Green Bay campus currently used for intramural sports and athletic practice fields for soccer. This is an open space between Circle Drive and the Kress Events Center.

II. IDENTIFICATION OF HISTORIC PROPERTIES

Commonwealth Heritage Group (Commonwealth) reviewed the Wisconsin Historic Preservation Database (WHPD) to determine if any buildings, structures, objects, or archaeological or burial sites located in the APE were previously surveyed, determined eligible, or listed on the National Register of Historic Places (National Register). No archaeological sites or architecture/history resources were identified in the APE (Figure 2).

III. FINDINGS

The proposed project will not directly or indirectly impact or alter any previously identified historic properties. No archaeological sites or architecture/history resources were identified within or adjacent to the project APE.

Commonwealth recommends that the project will have ***no effect*** on any known historic properties.

UWGB Athletic Field Complex

Figure 1. Project Area Location

UWGB Athletic Field Complex

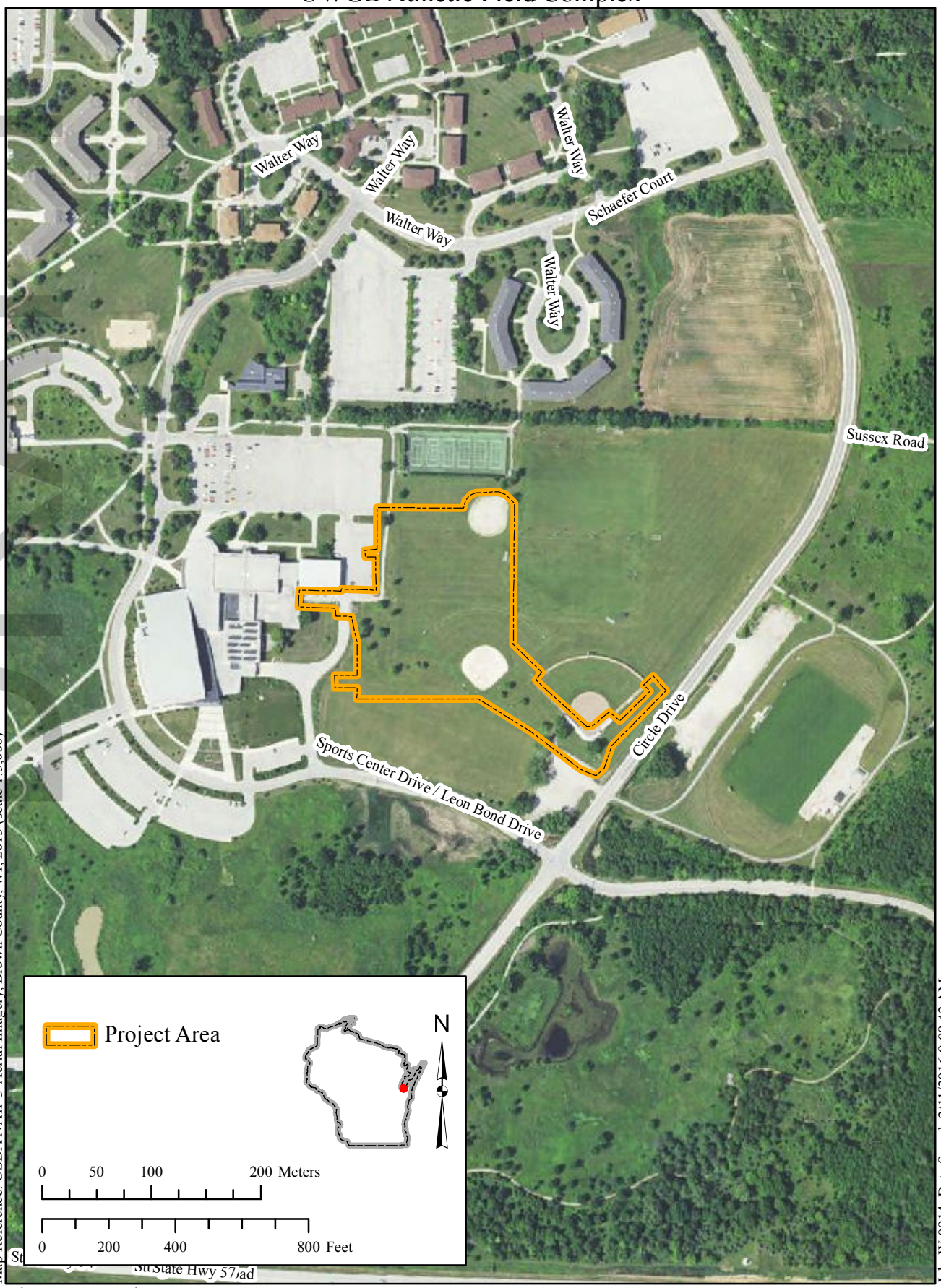


Figure 2. Project Area

Appendix E

Project Scoping Letter and Distribution List

SEH

Building a Better World for All of Us®

March 8, 2016

<<Name>>
<<organization>>
<<street address 1>>
<<city>>, <<state>>, <<zip>>

RE: Athletic Fields Complex
University of Wisconsin – Green Bay
Brown County
DFD Project #14L2F

Dear <<Name>>:

The State of Wisconsin Department of Administration, Division of Facilities Development, has retained Short Elliott Hendrickson (SEH) on behalf of the University of Wisconsin System to prepare an Environmental Impact Assessment (EIA) of the proposed University of Wisconsin Green Bay (UW-Green Bay) Athletic Fields Complex. A project location map is attached.

This project will construct an Athletic Fields Complex at the current student recreation/intramural fields, and the women's softball field, on the northwest corner of Leon Bond Drive and E. Circle Street. This project will be constructed in two phases. The first phase constructs approximately 6,700 GSF of shared support space for the Athletics Fields Complex in two buildings. It will also include a competition soccer stadium that will include a turf soccer field with a sub-drainage system, field lighting, and fixed elevated bleacher seating for 500 people with a future capacity up to 1,500. The entire facility will include an alumni/donor plaza, general landscaping, perimeter and security fencing, and paved athlete pathways to Kress Events Center locker rooms. The site is on land currently used for intramural sports and athletic practice fields for soccer.

The second phase to be constructed at a later date is the existing competition softball stadium that will include upgrades to field amenities including new lighting to NCAA and Horizon League standards, a grass/sand field with sub-drainage system and irrigation system, team dugouts with water supply, batting cages, and fixed elevated bleacher seating for 250 people with future capacity for up to 1,000.

An Environmental Impact Assessment (EIA) for this project is being prepared to consider the potential environmental consequences of the proposals, document the analysis, and make this information available to the public for comment prior to implementation under the Wisconsin Environmental Policy Act (WEPA) Wisconsin Statutes 1.11. **We are seeking your comments specific to needs and issues that should be considered as part of the project.** Your input is vital in avoiding, minimizing, or mitigating negative impacts to the environment, as well as maximizing benefits for the public. As preliminary design of the project begins, potential impacts could be within the project area shown on the enclosed project location map.

We would be pleased to receive any comments regarding this project or information you wish to share pertaining to the EIA. Please submit any comments you may have in writing by April 5, 2016 to Darren Fortney (see contact information below). If no comments are received from you or your agency, we will assume that there are no project issues that negatively impact you. You will have additional opportunities to provide comments during the upcoming public comment period and public meeting.

Enclosed is a list of those who have received this letter as part of the formal agency coordination process. If you feel we should be seeking comment from others not on the list included with this packet please contact Darren Fortney 608.620.6191 or dfortney@sehinc.com, and we would be happy to contact them.

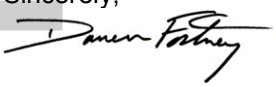
Please do not hesitate to contact me with any questions, or if you wish to discuss this project in further detail. Thank you in advance for your cooperation.

(over)

SEH

Building a Better World
for All of Us®

Sincerely,

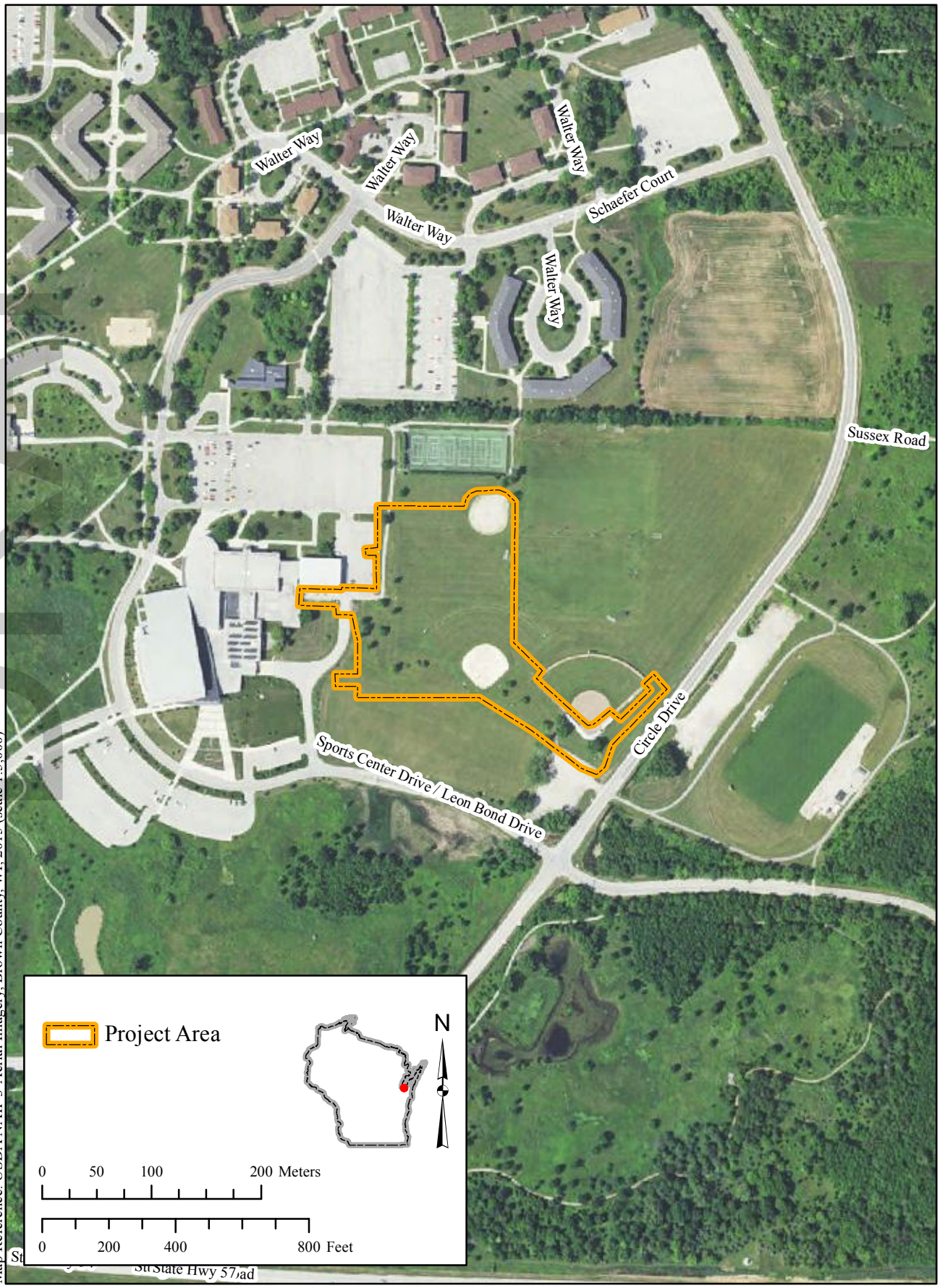


Darren Fortney
Environmental Project Manager
6808 Odana Road, Suite 200, Madison, WI 53719
608.620.6191
dfortney@sehinc.com

Enclosures

cc: Robert Hoffmann, DOA/DFD Project Manager
Jeffery Schulz, UWGB Campus Planner

UW-Green Bay Athletic Fields Complex DFD Project #14L2F
Project Location Map



Map Reference: USDA NAIP 3' Aerial Imagery, Brown County, WI, 2015 (scale 1:5,000)

SCOPING LIST
UW-Green Bay Athletic Fields Complex, DFD Project #14L2F

Contact Name	Organization	Address Line 1	Address Line 2	City	State	Zip
University of Wisconsin						
Alex Roe	UW System Administration	780 Regent Street, Suite 239		Madison	WI	53715
Maura Donnelley	UW System Administration	780 Regent Street, Suite 239		Madison	WI	53715
University of Wisconsin –						
Jeffery Schulz	UW-Green Bay Campus Planner	2420 Nicolet Drive		Green Bay	WI	54311
Local Colleges						
Federal Government						
State Government Agency						
Robert Hoffmann	Dept. of Administration, Div. of Facilities Development – Project Manager	101 E. Wilson Street	PO Box 7866	Madison	WI	53703
Kimberly Cook	Wisconsin State Historical Society - SCOPING LETTER NOT SENT; COORDINATION THROUGH HIST-A AND UWSA FORM					
Joe Henry	Department of Natural Resources	2984 Shawano Avenue		Green Bay	WI	54313-6727
Brown County						
City of Green Bay						
Paul Neumeyer	City of Green Bay Planning Department	100 North Jefferson Street	Room 608	Green Bay	WI	54301
University of Wisconsin –						
Hannah Stepp	Student Government Association 2015-16 President	2420 Nicolet Drive		Green Bay	WI	54311
State Elected Officials						
Scott Walker	Governor, State of Wisconsin	Address	115 East Capitol	Madison	WI	53702
John Macco	Wisconsin State Assembly	Room 22 West State Capitol	P.O. Box 8953	Madison	WI	53708
David Hansen	Wisconsin State Senate	Room 106 South State Capitol	P.O. Box 7882	Madison	WI	53707-7882
Local/Regional Agency						
Design Architect/Engineer						
John Kneer	Rettler Corporation	3317 Business Park Drive		Stevens	WI	54482
Neighborhood Associations						
Utilities						
Local Libraries						
Brian Simons	Brown County Public Library	515 Pine Street		Green Bay	WI	54301
Paula Ganyard	UW-Green Bay Cofrin Library	2420 Nicolet Drive		Green Bay	WI	54311

Appendix F

Public Input Record

PUBLIC NOTICE
Draft Environmental Impact Assessment (DEIA)
New Soccer Complex
University of Wisconsin- Green Bay
Green Bay, Wisconsin
DFD Project # 14L2F

A public meeting to present the Draft Environmental Impact Assessment (DEIA) for the proposed New Soccer Complex at the University of Wisconsin Green Bay (UW Green Bay) will be held on Thursday, April 28th, 2016 from 6:00 p.m. until 7:30 p.m. in UW – Green Bay's Mary Ann Cofrin Hall, Room 208, 2420 Nicolet Drive, Green Bay WI 54311. The meeting will include a brief presentation that will begin at 6:15 p.m. and include a description of the project and findings of the DEIA. Attendees will have an opportunity, both orally and/or in writing, to ask questions and submit comments regarding the proposed project.

The DEIA was prepared in accordance with the Wisconsin Environmental Policy Act (WEPA), Wisconsin Statutes 1.11, and the University of Wisconsin System (UWSA) guidelines. As Project Manager, the State of Wisconsin, Department of Administration, Division of Facilities Development (DFD) retained Short Elliott Hendrickson Inc. (SEH®) to prepare the DEIA on behalf of the UWSA.

This project will construct a new soccer complex at the current student recreation/intramural fields, and the women's softball field, on the northwest corner of Leon Bond Drive and E. Circle Drive. This project will be constructed in two phases. The first phase constructs approximately 6,700 GSF of shared support space for the new soccer complex in two buildings. It will include a competition soccer stadium that will include a turf soccer field with a sub-drainage system, field lighting (NCAA and Horizon League Standards), and fixed elevated bleacher seating for 500 people with a future capacity up to 1,000. The entire facility will include an alumni/donor plaza, general landscaping, perimeter and security fencing, and paved athlete pathways to Kress Events Center locker rooms. The site is on land currently used for intramural sports and athletic practice fields for soccer.

A later phase will address the existing competition softball stadium. It will include upgrades to field amenities including new lighting to NCAA and Horizon League standards, a grass/sand field with sub-drainage system and irrigation system, team dugouts with water supply, batting cages, and fixed elevated bleacher seating for 250 people with future capacity for up to 500.

The purpose of the DEIA is to define the proposal and identify potential impacts of the project on the physical, biological, archeological/historical, social, and economic environments. The DEIA is being made available to the public and appropriate federal, state, and local agencies. UWSA has made a preliminary determination that an Environmental Impact Statement (EIS) will not be required for this action. A copy of the DEIA that led to this preliminary determination is available for review for a 15-day comment period beginning Wednesday April 20th, 2016, at UW – Green Bay's David A. Cofrin Library located at 2420 Nicolet Dr., Green Bay, WI 54311. The DEIA is also available for review on the web at: http://www.uwgb.edu/facilities/.

Written public comments on the DEIA are welcomed and will be used to develop the Final EIA. Comments or inquiries should be directed to Darren Fortney at SEH, 6808 Odana Road, Suite 200, Madison, WI 53719, no later than 5:00 p.m. on Friday, May 6th, 2016. Public comments may also be submitted via email to: dfortney@sehinc.com.